



- Just under 1 acre of land
- Inspection bays

- Commercial Unit



Property Description

Commercial Property with land just under one acre with & 2,266 Sq Ft Unit

Presented by Saltsman and Co Estate Agents

Unlock the potential of this rare commercial opportunity, versatile space accompanied by extra land, perfect for a wide range of business ventures.

Key Features

- **Strategic Location:** Excellent access to major transport routes including M60 motorway , ideal for logistics, industrial use, or redevelopment.
- **Ample On-Site Parking:** Generous space for large vehicles, equipment, and customer access.
- **Unit 1:** Previously operated as a lorry garage, complete with a vehicle inspection pit—ideal for automotive or heavy-duty operations.
- **Unit 2:** Fully carpeted office space featuring a toilet, sink, kitchen, and dedicated office rooms. Enhanced security with electric shutters.

Whether you're expanding your business footprint or seeking a flexible investment, this property offers exceptional value and adaptability

